

in fee simple.

AND the said Grantor covenants he will warrant specially the real estate hereby conveyed and will execute such other and further assurances as may be requisite.

WITNESS my hand and seal.

WITNESS:

Eleanor B. Nugent  
Eleanor B. Nugent

John T. Martyn, Jr. (SEAL)  
John T. Martyn, Jr.

STATE OF VIRGINIA:  
To-Wit:  
CITY OF ALEXANDRIA:

I, Eleanor B. Nugent, a Notary Public in and for the State and City aforesaid, do hereby certify that John T. Martyn, Jr., has personally appeared before me in my City aforesaid and acknowledged his signature to the foregoing writing bearing date on the 28th day of May, 1940.

Given under my hand and seal this 28th day of May, 1940.

My commission expires May 11, 1942.



Eleanor B. Nugent  
Eleanor B. Nugent  
Notary Public

*Ex. & Delivered to  
Dorothy M. Abb  
May 2, 1946*

At the request of Irving A. Abb and wife the following  
Deed is received for record and recorded Oct. 1, 1945,  
at 9:15 o'clock A. M.

Test: Ellis C. Wachter, Clerk.

THIS DEED, Made this 31 day of October, A.D. 1941, by me, Millard F. Kefauver, Widower,  
of Frederick County, State of Maryland.

WHEREAS Millard F. Kefauver, has held and maintained actual and visible, continuous and exclusive, hostile and adverse possession of the hereinafter described land and premises for more than twenty years, last past, under color of title and with full claim to ownership, Randolph G. Barrick, Executor, to Millard F. Kefauver, dated the said Millard F. Kefauver claiming that he acquired title by virtue of the deed from April 9, 1892, and duly recorded in Liber J.L.J. 1, folio 389, one of the Land Records of Frederick County aforesaid, and there being some question whether the said Kefauver obtained title by virtue of the aforesaid deed or otherwise, but there not being any doubt about the fact that the said Kefauver has held adverse title to the hereinafter described land and premises for considerably more than twenty years last past, to wit, for the period of 48 years,

WITNESSETH that for and in consideration of the sum of Ten Dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the said Millard F. Kefauver, do hereby grant and convey unto Irving A. Abb and Dorothy M. Abb, his wife, all that tract or parcel of land, situate, lying and being in Braddock Election District, Frederick County, Maryland, possibly being part of the same land and premises as referred to and and described in the deed from Randolph G. Barrick, Executor, to the said Millard F. Kefauver, dated April 9, 1892, and duly recorded in Liber J.L.J. 1, folio 389, one of the Land Records of Frederick County aforesaid, and described in the deed from Henry M. Nixdorff to John Young of C, dated March 15, 1873, and duly recorded in Liber C.M 10, folio 367, one of the Land Records of Frederick County aforesaid, as follows: Being part of Lot No. 1, containing 31 1/16 acres (B.G.F.9, 268,) part of "Tryall, beginning for lot No. 1, at a large Maple Tree marked with notches on 4 sides, on closing line of the whole lot No. 1 for 31 1/16 acres, and running thence N. 28.5 degrees, E., 12.7 pos. to a stake and stones, thence N. 61.5 deg. W. 40.4 pos. to a stake and stones; on the eastern line of the Ferdinand Berthelmer lot, part of the 31 1/16 acres, and with said Eastern line S. 18.75 deg. W., 12.8 pos. to a stone at the S.E. corner of said Berthelmer part and in the closing line of the whole 31 1/16 acres